

## Zoning Ordinance Excerpts

**SECTION 9016: SECOND UNITS.** Second dwelling units on parcels developed with a single-family residence subject to the following standards/criteria:

A. The requirements of this subsection are applicable to all existing second dwelling units as well as those proposed after the effective date hereof, except for legal nonconforming units, or as is otherwise specifically provided herein. Existing second dwelling units as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation.

B. These regulations do not allow the division of property upon which a second unit is located unless all requirements of the applicable zoning district, and any other requirements of this code are met.

C. The second unit may be used for rental purposes.

D. Second units may be attached to existing single-family residences or detached as separate structures. The second dwelling unit shall incorporate the same or substantially similar architectural features, height, building materials and colors as the main dwelling unit or compatible dwellings located on adjacent properties. Architecture not similar to the architecture of the principal dwelling or buildings on adjacent properties shall be subject to the use permit process.

E. The minimum lot size upon which a second unit may be placed is five thousand (5,000) square feet for an interior lot, and seven thousand (7,000) square feet for a corner lot.

F. The maximum size of a second unit shall be ten percent (10%) of the lot size with a maximum size of seven hundred fifty (750) square feet. Larger units may be approved through the use permit process.

G. Parking requirements for the second unit shall be one off street space (independently accessible or tandem) for each bedroom in addition to the two (2) independently accessible parking spaces required for the existing single-family residence. If the primary residence was legally constructed at a time when on site parking was not required, then only the parking space(s) for the second dwelling unit shall be required.

H. The second unit must meet all applicable building and fire codes, and shall have electric, water and sewer service provided through the city with the type of meter arrangement at the property owner's option. Water, sewer, and electrical services shall be available prior to the issuance of a building permit for a second dwelling unit.

I. The second unit shall comply with all applicable requirements of this code.

J. The maximum height for second units shall be eighteen feet (18'). Taller units may be approved through the use permit process.

K. The following yard setback requirements shall apply to all second dwelling units in the R-1 (single-family residential) zoning district:

1. Front Yard: The same as the existing single-family residence, but no closer than five feet (5').

2. Side Yard, Single-Story: Side yard for single-story unit: Five feet (5').

3. Side Yard, Two-Story: Side yard for two-story unit: Ten feet (10').

4. Rear Yard, Single-Story: Rear yard for single-story unit: Five feet (5').

5. Rear Yard, Two-Story: Rear yard for two-story unit: Ten feet (10').

## ATTACHMENT 3

If the subject parcel abuts a differently zoned parcel, then the side and rear yard setbacks shall be the same as for the adjoining parcel.

Existing structures proposed for conversion to a second dwelling unit must comply with the above yard setback requirements.

L. The proposed second unit shall have a separate front door, which, in the event of an attached unit, shall not be located along the front of the existing single-family residence unless it is not obviously visible from the street in front of the residence.

M. One of the units on the parcel shall be occupied by the property owner.

N. Any balcony, window or door of a second dwelling unit shall utilize techniques to lessen the privacy impacts onto adjacent properties. These techniques may include use of obscured glazing, window placement above eye level, or locating balconies, windows and doors toward the existing on site primary residence. In addition, trees shall be planted and maintained in a viable condition by the property owner, where appropriate, to preserve the privacy of neighboring property owners.

O. Driveways accessing second units shall be set back a minimum of five feet (5') from any structure on an adjoining parcel that has a bedroom adjacent to the proposed driveway.

P. The minimum width of a driveway serving a second dwelling unit shall be eighteen feet (18'), unless the city fire marshal determines that adequate fire protection can be provided to the second unit even though the driveway has a width less than eighteen feet (18').

Q. Unless otherwise indicated, relief from the above criteria and standards may be pursued through the use permit process pursuant to article 20 of this chapter.

### **SECTION 9184: OUTDOOR SALES ESTABLISHMENTS.**

A. Outdoor Sales Establishments as defined in §9318.01 are permitted in the C-N, Neighborhood Commercial, C-1, Light Commercial, C-2, Highway Commercial and Restricted Industrial and M, Manufacturing Zoning Districts subject to securing a use permit in accordance with §9225 et seq.

1. A use permit for an outdoor sales establishment occurring for no more than thirty (30) days within a twelve (12) month period may be considered by the Zoning Administrator. All other applications shall be heard by the Planning Commission.

B. All Outdoor Sales Establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.

2. Signing: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or "A" frame sign pursuant to §3227A5 of the UMC.

3. Sanitary and water facility needs to be interpreted at issuance of use permit.

4. Business license must be prominently displayed at all times, and operator must have proof of Board of Equalization Sales Permit. (Ord. 862, §1, adopted 1986)

**SECTION 9176 (E):** Temporary uses for a period not to exceed six (6) months in any district subject to permit renewal at the discretion of the planning commission.

## ATTACHMENT 3

### SECTION 9171: USE PERMIT REQUIRED

- A. All homeless facilities in the city of Ukiah require planning commission review and approval of a use permit, consistent with section [9262](#) of the zoning code.
- B. Actions by the planning commission relative to a homeless facility use permit may be appealed to the city council consistent with subsection 9262D4 of the zoning code.
- C. Homeless facilities may be proposed and approved in the following zoning districts: CN (Neighborhood Commercial); C-1 (General Commercial); C-2 (Heavy Commercial/Light Industrial); PF (Public Facilities); M (Manufacturing); R-1 (Single-Family Residential); R-2 (Medium Density Residential) and R-3 (High Density Residential). (Ord. 1031, §1, adopted 2000)